

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Johneise Price-Walker aka Johneise Walker aka
Johneise Price aka Johneise S. Price-Walker
Debtor(s)

CHAPTER 13

U.S BANK NATIONAL ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY)

NO. 16-12084 AMC

Movant

vs.

Johneise Price-Walker aka Johneise Walker aka Johneise
Price aka Johneise S. Price-Walker
Debtor(s)

11 U.S.C. Section 362

William C. Miller

Trustee

ORDER

AND NOW, this 24th day of January , 2018, upon failure of Debtor(s) and the Trustee to file
an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic
stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is
modified as to Movant, with respect to the subject premises located at 7404 Georgian Road, Philadelphia, PA
19138 (“Property”), to allow Movant, or its successor or assignee, to proceed with its rights and remedies
under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited
to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives
including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the
automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff’s Sale (or
purchaser’s assignee) from taking any legal action to enforce or establish its right to possession of the
Property.



Ashely M. Chan
United States Bankruptcy Judge

Johneise Price-Walker
aka Johneise Walker
aka Johneise Price
aka Johneise S. Price-Walker
7404 Georgian Road
Philadelphia, PA 19138

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